

APPLICANT: Naisho Omakase LLC dba “Naisho Omakase and Highball Bar”
REQUEST: Approval of Conditional Use Permit (CUP) Permitting Late Hours in
Conjunction With The Operation of the Existing Restaurant
ADDRESS: 3033 Bristol St., #117, Costa Mesa, CA 92626

PROJECT NARRATIVE:

BACKGROUND. The newly opened existing Naisho Omakase and Highball Bar currently has a Type 47 On-Sale General Eating Place (Beer, Wine & Distilled Spirits) Alcoholic Beverage License. The newly opened existing restaurant is owned and operated by Naisho Omakase LLC. The existing restaurant is a full service casual upscale Japanese omakase style dining restaurant with a specialty craft Tokyo style bar. This is the only location of Naisho Omakase and Highball Bar.

The subject property is located on 3033 Bristol St., #117, Costa Mesa, CA 92626 at Paularino Avenue. The site is bounded by other commercial/retail and residential uses. The existing restaurant will continue to serve the local residents of the surrounding community and tourists.

The existing one (1) story restaurant is approximately 1,422 square feet. The existing restaurant is open seven (7) days a week. The current hours of operation are 5:00 pm to 11:00 pm.

The project will employ approximately 4 to 8 employees that would be on-site at one time depending on the shift.

The surrounding land uses are as follows:

North: Commercial/Retail.
South: Commercial/Retail.
East: Commercial/Retail.
West: Residential.

REQUEST. Approve a Conditional Use Permit to authorize late hour operations of a restaurant with alcohol to 1:30 am seven (7) days a weeks.

USE PERMIT APPLICATION JUSTIFICATION

The proposed request meets the requirements set forth in the City of Costa Mesa Municipal Code.

BURDEN OF PROOF:

- 1. The use is consistent with the General Plan and any applicable specific plan;**

Response: The proposed late hours are consistent with the City of Costa Mesa General Plan and provisions of the Municipal Code.

- 2. The use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the Municipal Code;**

Response: The proposed late hours are consistent and permitted in the zoning district and is subject to all the regulations, conditions, policies or other requirements of the Municipal Code.

3. The design, location, size, and operating characteristics of the use are compatible with the allowed uses in the vicinity;

Response: The proposed late hours are consistent with the adjacent uses and will not materially affect the surrounding community or environment. The restaurant and request is ideally suited for its location being directly on Bristol Street, a major thoroughfare. The approval of the request that serves the local community and tourism, will not adversely affect the public's health, safety, welfare nor will it jeopardize or endanger the public. It will not be detrimental to the use, valuation or enjoyment of surrounding property owners or residents.

4. The site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities; and

Response: The proposed site, an existing restaurant, is not inconsistent with the adjacent uses and will not materially affect the surrounding community or environment. The proposed site located within an existing shopping center is ideally suited for the area. The approval of the request that serves the local community and tourism, will not adversely affect the public's health, safety, welfare nor will it jeopardize or endanger the public. It will not be detrimental to the use, valuation or enjoyment of surrounding property owners or residents.

5. Operation of the use at the location proposed would not be detrimental to the harmonious and orderly growth of the City, nor endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.

Response: The proposed use will contribute to the economic growth of the City as it will serve the local community and tourism. The proposed use will not adversely affect the public's health, safety, welfare nor will it jeopardize or endanger the public. It will not be detrimental to the use, valuation or enjoyment of surrounding property owners or residents. Since 2000, Anjin, a Japanese Yakiniku steakhouse serving premium beef grilled tableside has operated with alcohol until 1:00 am seven days a week.

